

094.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

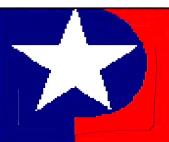
817,800 / 817,800

USE VALUE:

817,800 / 817,800

ASSESSED:

817,800 / 817,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
99		BRAND ST, ARLINGTON

Legal Description		User Acct
		61220
		GIS Ref
		GIS Ref
		Insp Date
10/23/18		

OWNERSHIP

Unit #:

Owner 1: RICHARDSON DONALD/NANCIE	
Owner 2: TRS/DONALD RICHARDSON TRUST	
Owner 3:	

Street 1: 99 BRAND ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: RICHARDSON DONALD/NANCIE -	
Owner 2: TRS/DONALD RICHARDSON TRUST -	

Street 1: 99 BRAND ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
o				Sewer		

n				Electri		

Census:		Exempt	10	37A
Flood Haz:				

D				Topo		
s				Street		

t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9213	Sq. Ft.	Site			0	70.	0.76	5									487,475						487,500	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/2/2018	1086	Solar Pa	19,747	C					10/23/2018	Inspected	CC	Chris C											
3/25/2013	411	Manual	1,648	C					9/11/2018	MEAS&NOTICE	CC	Chris C											
9/13/2010	2008	Siding	14,500					VINYL	5/23/2013	Info Fm Prmt	EMK	Ellen K											
8/12/2008	918	Re-Roof	10,700						12/11/2008	Meas/Inspect	189	PATRIOT											
6/27/1994	303		10,000					ADD WDK 14X15	3/10/2000	Inspected	264	PATRIOT											
									2/2/2000	Measured	197	PATRIOT											
									11/1/1984		PM	Peter M											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	1	Rating: Good		Full Bath: 1	A Bath: 1	Rating: Good		OF=SINK IN BMT.										
Sty Ht: 1 - 1 Story				3/4 Bath: 1		Rating: Good												
(Liv) Units: 1	Total: 1			A 3QBth		Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Average												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 4 - Vinyl				OthrFix: 2		Rating: Average												
Sec Wall: 19 - Texture 111 10%																		
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGE																		
View / Desir:																		
GENERAL INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN						
Grade: C - Average				Location:														
Year Blt: 1984	Eff Yr Blt:			Total Units:														
Alt LUC:	Alt %:			Floor:														
Jurisdct: G12	Fact: .			% Own:														
Const Mod:				Name:														
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION				COMPARABLE SALES				SUB AREA						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good 18. %														
Prim Int Wal 1 - Drywall				Functional:					No Unit	RMS	BRS	FL						
Sec Int Wall:	%			Economic:					1	5	3							
Partition: T - Typical				Special:														
Prim Floors: 4 - Carpet				Override:														
Sec Floors:	%			Total:	18.2 %													
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 2																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext:																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: Yes	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 094.0-0002-0001.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
2	Frame Shed	D	Y	1	8X6	A	AV	1985	0.00	T	27.2	101						
More: N	Total Yard Items:	Total Special Features:								Total:								